



## 1605-212 DAVIE STREET

2 BED | 2 BATH | 1236 SQ. FT.

Beautifully updated 2 bedroom and den Yaletown home. Features include floor-to-ceiling windows to enjoy the panoramic views, large well thought-out layout that fits house sized furniture, and den/solarium that is perfect for a home office. Enjoy the updated kitchen, appliances, flooring and bathrooms. Building amenities include pool, hot tub, gym, and sauna. Walking distance to Skytrain, transit, shopping, coffee shops, parks, seawall, and restaurants. 1 parking and 1 storage included.

### NEIGHBOURHOOD HIGHLIGHTS

**Elementary School**

Elisie Roy Elementary

**High School**

King George Secondary

**French Immersion - Secondary**

Kltsilano Secondary

**WALK SCORE:** 99

**BIKE SCORE:** 83

**TRANSIT SCORE:** 100

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

# 1605-212 DAVIE STREET

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View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

## 1605-212 Davie St Vancouver

Floor Area: 1,236 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-01-12)

info@pixlworks.com www.pixlworks.com 604.329.5788

F&O (measured) Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:  
**Keith Roy PREC\***

**Keith Roy and Associates**  
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**Active**  
**R2931472**

Board: V  
Apartment/Condo

**1605 212 DAVIE STREET**

Vancouver West  
Yaletown  
V6B 5Z4

Residential Attached

**\$1,250,000 (LP)**

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,503.68</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>018-492-207</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :FALSE CREEK, CITY, MOUNTAINS</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>PARKVIEW GARDENS</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year: **2020**  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 67, PLAN LMS1104, DISTRICT LOT FALSE CREEK, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	<b>1,236</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,236 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,236 sq. ft.</b>

Units in Development: **91**  
Exposure:  
Mgmt. Co's Name: **WESTCOAST PPTY MGMT**  
Maint Fee: **\$680.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **91** Locker: **Yes**  
Stores in Building: **23**  
Mgmt. Co's #: **604-914-2135**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
Restricted Age:  
# of Pets: Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 5'			x	1	Main	4	No
Main	Kitchen	9' x 9'1			x	2	Main	4	Yes
Main	Solarium	9'8 x 10'7			x	3			
Main	Dining Room	8'7 x 11'7			x	4			
Main	Living Room	19'11 x 13'			x	5			
Main	Primary Bedroom	12' x 15'1			x	6			
Main	Bedroom	13'9 x 8'10			x	7			
Main	Storage	5'3 x 4'2			x	8			

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